

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Warnes Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2022 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Bardia St RINGWOOD 3134	\$990,900	21/06/2023
2	26 Timbertop Rd RINGWOOD NORTH 3134	\$970,000	14/09/2023
3	1 Glenburnie Rd MITCHAM 3132	\$946,888	04/05/2023

OR

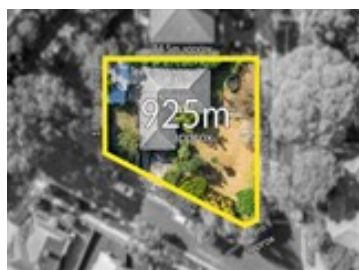
~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/10/2023 17:37



**Property Type:** House  
**Land Size:** 1041 sqm approx  
**Agent Comments**

## Comparable Properties



**16 Bardia St RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$990,900  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** House  
**Land Size:** 925 sqm approx



**26 Timbertop Rd RINGWOOD NORTH 3134 (REI)**

**Agent Comments**



**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 1456 sqm approx



**1 Glenburnie Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$946,888  
**Method:** Private Sale  
**Date:** 04/05/2023  
**Property Type:** House  
**Land Size:** 614 sqm approx